

018.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
822,600 / 822,600

USE VALUE:

822,600 / 822,600

ASSESSED:

822,600 / 822,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
32		COLONIAL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MADSEN DAVID G & LINDA J	
Owner 2:	
Owner 3:	
Street 1: 32 COLONIAL DR	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1: WALTERS MELISSA A--ETAL -
Owner 2: BLACK ROBERT G -
Street 1: 32 COLONIAL DRIVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,616 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5616		Sq. Ft.	Site		0	85.	1.05	2									500,206						500,200	

Total AC/Ha: 0.12893

Total SF/SM: 5616

Parcel LUC: 101 One Family

Prime NB Desc: KEL/MANOR

Total: 500,206

Spl Credit

Total: 500,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel  
 822,600 / 822,600

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

822,600 / 822,600

User Acct	13265
GIS Ref	
GIS Ref	
Insp Date	
10/27/17	

USER DEFINED	
Prior Id # 1:	13265
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	17:09:12
LAST REV	
Date	Time
11/13/17	10:10:21
ekelly	
1574	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	- Colonial			Full Bath: 1	Rating: Average									17							
Sty Ht: 2	- 2 Story			A Bath:	Rating:									10							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:									WDK ( 170 )							
Foundation: 1 - Concrete				A 3QBth:	Rating:									6 EFP ( 108 )							
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average									12 13 FFL 3 4 OFFP 7							
Prime Wall: 4 - Vinyl				A HBth:	Rating:									BMT ( 39 )							
Sec Wall: %				OthrFix:	Rating:									( 12 )							
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: OLIVE				A Kits:	Rating:																
View / Desir: k - Kelwyn Manor				Fpl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1939	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD	GD - Good	18.	%	Phys Cond:																	
Prim Int Wall: 2 - Plaster				Functional:																	
Sec Int Wall:		%		Economic:																	
Partition: T - Typical				Special:																	
Prim Floors: 3 - Hardwood				Override:																	
Sec Floors:		%		Total:	18.6																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ:	125.00																
Bsmnt Gar:				Size Adj.: 1.30502176																	
Electric: 3 - Typical				Const Adj.: 1.00989902																	
Insulation: 2 - Typical				Adj \$ / SQ: 164.743																	
Int vs Ext: S				Other Features: 83063																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 396014																	
% Com Wall		% Sprinkled:		Depreciation: 73659																	
MOBILE HOME				Depreciated Total: 322355																	
SPEC FEATURES/YARD ITEMS				Final Total: 322400																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	018-0-0007-0011.0		
1	Metal Shed	D	Y	18X10	A	AV	2007		0.00	T	9.6	101									
More: N	Total Yard Items:					Total Special Features:								Total:							